

विकास योजना - शहादा (वाढीव क्षेत्र)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे  
कलम ३१(१) अन्वये मंजूर करणेबाबत -

महाराष्ट्र शासन

नगर विकास विभाग


शासन निर्णय क्रमांक:-टिपीएस-१००३/३८७/प्र.क्र.४/०५/नवि-९

मंत्रालय, मुंबई-४०००३२

दिनांक:- १२ जुलै, २००५

शासन निर्णय:- सोबतच्या तीन अधिसूचना महाराष्ट्र शासनाच्या नाशिक विभाग असाधारण  
राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
( मनोहर मार्गवे )  
कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नाशिक विभाग, नाशिक.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, नाशिक विभाग, नाशिक.

(यांना विनंती की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या  
नकाशाच्या आवश्यक प्रती ८ दिवसांत शासनास सादर कराव्यात.)

जिल्हाधिकारी, जिल्हा नंदूरबार

मुख्याधिकारी, शहादा नगरपरिषद, शहादा जि. नंदूरबार

नगररचनाकार, धुळे शाखा कार्यालय, धुळे

व्यवस्थापक शासकीय मुद्रणालय, येरवडा कारागृह, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या

राजपत्रात नाशिक विभाग, भाग-१ पुरवणी मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती ह्या  
विभागास, व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगर रचना, नाशिक  
विभाग, नाशिक यांना पाठवाव्यात)

✓ कक्ष अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई-३२

(यांना विनंती करण्यात येते की, प्रस्तुतची अधिसूचना विभागाच्या वेब साईटवर ठेवावी.)

निवडनस्ती-(नवि-९)

## NOTIFICATION

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department,**  
**Mantralaya, Mumbai-400 032.**

**Date :- 12<sup>th</sup> July, 2005.**

**Maharashtra**  
**Regional and**  
**Town Planning**  
**Act, 1966.**


No. TPS 1003/387/CR-4(A)/05/UD-9: Whereas, Shahada Municipal Council (hereinafter referred to as the "said Planning Authority") being the Planning Authority for the area within its jurisdiction has submitted to the State Government under Sub-section (1) of Section 30 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act'), the Draft Development Plan of its extended additional area (hereinafter referred to as 'the said Development Plan' ) on 30<sup>th</sup> June, 2001;

And whereas, in accordance with sub-section (1) of section 31 of the said Act, the Development Plan is required to be sanctioned by the Government not later than one year from the date of receipt of the said Development Plan from the Planning authority or within such further period as may be extended by Government.

And whereas the Government has decided to extend the time limit for sanctioning the said Development Plan under section 31(1) of the said Act upto and inclusive of 12/7/2005;

Now therefore, in exercise of the power conferred under the provisions of sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Development Plan upto and inclusive of 12/7/2005;

By order and in the name of Governor of Maharashtra.

  
(Manohar Bhargava)  
Section Officer.

## NOTIFICATION

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department,**  
**Mantralaya, Mumbai-400 032.**

**Date :- 12<sup>th</sup> July, 2005.**

**Maharashtra**  
**Regional and**  
**Town Planning**  
**Act, 1966.**

No. TPS 1003/387/CR-4(B)/05/UD-9: Whereas Shahada Municipal Council (hereinafter referred to as the 'said Municipal Council') being the planning authority for the area under its jurisdiction vide its resolution No.8, dated 25<sup>th</sup> February 1993 made a declaration under section 34 read with sub-section (1) of section (23) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') of its intention to prepare the development Plan of the extended additional area of Municipal Council (hereinafter referred to as the 'said area') and a notice to that effect was published in Maharashtra Government Gazette Part-I, Nashik Division Supplement, dated 1<sup>st</sup> April, 1993 on page No.580,581;

And whereas, the said Municipal Council, after carrying out the necessary surveys of the said area, prepared the Draft Development Plan of Shahada under section 26 of the said act (Additional Area) (hereinafter referred to as the 'said Development Plan') and notice to that effect was published in the Maharashtra Government Gazette part-I, Nashik Division supplement dated 2<sup>nd</sup> July, 1998 on page No.627 for inviting objections and suggestions on the said published Development Plan;

And Whereas, the said Municipal Council, after considering the suggestions and objections received, made certain modifications under Section 28(4) in the said development plan and republished the said plan under Section 29 of the said act and notice to that effect appeared in Maharashtra Government Gazette, dated 8<sup>th</sup> March 2001;

And whereas, the said Municipal Council, after following procedure as per Section 28,29 and 30 of the said act and has submitted the draft Development Plan to the State Government for sanction as required under sub-section (1) of section (30) of the said Act on 30<sup>th</sup> June 2001;

And whereas the Government of Maharashtra after making necessary inquiries and consulting the Director of Town Planning, Maharashtra State, Pune, decided to sanction the said Development Plan in part with some modifications and excluding

the part (shown bounded in Mauve colour) on the said Development Plan (hereinafter referred to as 'the said excluded part') ;

Now therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby -

- a) Sanctions part of the said Development plan of Shahada (Additional Area) subject to the modifications mentioned in the schedule-I enclosed herewith and shown in Orange /verge on the said Development Plan and excluding the said excluded part shown in Schedule of Modifications , Part-II bounded in Mauve colour (numbered as EP-1, EP-2,.....) on the said Development Plan ;
- b) Fixes the 1/9/2005 to be the date on which Final Development Plan of Shahada (Additional Area) (excluding the said 'excluded part') of the said Development Plan) shall come into force .

**NOTE :-**

I) The aforesaid final Development Plan of Shahada (Additional Area) as sanctioned by the State Government with modifications shown in Orange colour shall be kept open for inspection by the public during working hours on all working days for a period of 1 ~~year~~ <sup>month</sup> in the office of the Chief Officer, Shahada Municipal Council, Shahada.

II) The reservation of sites, allocations etc. which have not appeared in Schedule I and II are hereby sanction for the respective purposes as designated in the Development Plan.

III) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to the actual measurements on site as per boundaries shown on the final Development Plan.

IV) Those open spaces from sanctioned layout that are earmarked as Existing Open Space (in Green colour) on Development Plan are treated as Residential Zone.

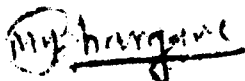
V) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layouts, etc. shall be

corrected by the Chief Officer, Municipal Council, Shahada after due verification and prior approval of Director of Town Planning, Maharashtra State, Pune.

VI) The private or rental premises designated in Public-Semi public Zone will continue to be in this zone as long as Public-Semi public user exists, otherwise these lands shall be considered to be included in adjoining major use zone.

VII) This notification is also available on departments web site [www.urban.maharashtra.gov](http://www.urban.maharashtra.gov).  
In

By order and in the name of Governor of Maharashtra.

A handwritten signature in black ink, appearing to read 'Manohar Bhargave', is written over a horizontal line.

(Manohar Bhargave)  
Section Officer.

## NOTICE

### **GOVERNMENT OF MAHARASHTRA**

**Urban Development Department,  
Mantralaya, Mumbai-400 032.**

**Date :- 12<sup>th</sup> July, 2005.**

**Maharashtra  
Regional and  
Town Planning  
Act, 1966.**

No. TPS-1003/387/CR-4(C)/05/UD-9: Whereas Shahada Municipal Council (hereinafter referred to as the 'said Municipal Council') being the planning authority for the area under its jurisdiction vide its resolution No.8, dated 25<sup>th</sup> February 1993 made a declaration under section 34 read with sub-section (1) of section (23) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') of its intention to prepare the development Plan of the extended additional area of Municipal Council (hereinafter referred to as the 'said area') and a notice to that effect was published in Maharashtra Government Gazette Part-I, Nashik Division Supplement, dated 1<sup>st</sup> April, 1993 on page No.580,581;

And whereas, the said Municipal Council, after carrying out the necessary surveys of the said area, prepared the Draft Development Plan of Shahada under section 26 of the said act (Additional Area) (hereinafter referred to as the 'said Development Plan') and notice to that effect was published in the Maharashtra Government Gazette part-I, Nashik Division supplement dated 2<sup>nd</sup> July, 1998 on page No.627 for inviting objections and suggestions on the said published Development Plan;

And Whereas, the said Municipal Council, after considering the suggestions and objections received, made certain modifications under Section 28(4) in the said development plan and republished the said plan under Section 29 of the said act and notice to that effect appeared in Maharashtra Government Gazette, dated 8<sup>th</sup> March 2001;

And whereas, the said Municipal Council, after following procedure as per Section 28,29 and 30 of the said act and has submitted the draft Development Plan to the State Government for sanction as required under sub-section (1) of section (30) of the said Act on 30<sup>th</sup> June 2001;

And whereas, the Government of Maharashtra, vide its Notification No. TPS-1003/387/CR-4(B)/05/UD-9 dated 12/7/2005 has sanctioned part of the said Development Plan of Shahada (Additional Area) excluding the part shown bounded in Mauve colour on the said Development Plan (numbered as EP-1, EP-2 etc.) (hereinafter referred to as the 'said excluded part');

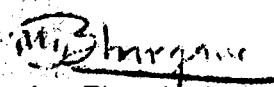
And whereas, the Government of Maharashtra has proposed certain modifications in the said excluded part of the said Development Plan of Shahada (Additional Area) which are considered to be of substantial nature ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra, hereby-

- a) gives a notice announcing it's intention to make certain modifications in the said Development Plan as described in the Schedule appended hereto;
- b) directs that, a copy of the said excluded part showing proposed modifications in Mauve colour should be kept open for public inspection on all working days in the office of the -
  - i) The Chief Officer, Shahada Municipal Council;
  - ii) The Deputy Director of Town Planning, Nashik Division, Nashik
- c) Invites suggestions and objections from any person in respect of proposed modifications within a period of 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette ;
- d) Appoints the Deputy Director of Town planning, Nashik Division, Nashik as an officer under section (2) of section 31 of the said Act.
- e) The Deputy Director of Town Planning, Nashik Division, Nashik is directed to hear any such person in respect of suggestions and objections received by him in above stipulated period and submit his report thereon to the Government of Maharashtra.

Any suggestions or objections which may be received by the Deputy Director of Town Planning, Nashik Division, Nashik, Commissioner Office Compound, New Administrative Building, Nashik from any person in respect of the proposed modifications, in writing within the aforesaid period, will be duly considered by him.

By order and in the name of the Governor of Maharashtra.

  
(Manohar Bhargave)  
Section Officer.

**ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO.TPS- 1003/387/CR-4(B)06/UD-9 DATED 12/7/2005**

**SCHEDULE OF MODIFICATIONS (PART I)**

Modifi cation No	Site No. / Details of land	Proposals of Draft Development Plan published under Section 26	Proposals of submitted Development Plan published under Section 30	Modifications made by Government while sanctioning the draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act 1966.
1	2	3	4	5
M-1	Site No.47	Site and Services	Swimming Pool	Site No.47 is redesignated as " Garden and Swimming Pool "

  
**(MANOHAR BHARGAVE)**  
**SECTION OFFICER.**



**SCHEDULE OF MODIFICATIONS (PART II) OF SUBSTANTIAL NATURE**

EP No	Site No./Details of land	Proposals of Draft Development Plan published under Section 26	Proposals of submitted Development Plan published under Section 30	Modifications proposed by Government which are republished under Section 31 of the Maharashtra Regional and Town Planning Act 1966
1	2	3	4	5
EP-1	Flood Line	---	---	High Flood Line of Gomati river is not shown on submitted Plan. Now High Flood Line is proposed to be shown on Development Plan of Shahada as shown on republished plan.
EP-2	Part area of Revenue village Maloni	D.P.Proposals and zoning	D.P.Proposals and zoning	Part area under Revenue village Maloni is proposed to be excluded from municipal limit as shown on republished plan with proposals & zoning.
EP-3	Canal alignment	---	---	Existing Canal Alignment passing through Site No.28,29,30 and towards and upto the Site No.32, which is not shown on submitted plan is proposed to be shown on republished plan.
EP-4	Site No.12	Town Hall and Civic Centre	Deleted and included in Residential Zone.	Site No.12, "Town Hall & Civic Centre" is proposed to be reinstated as per the plan published under Section 26.
EP-5	Site No.13	Garden	Town Hall, Library and Community Centre.	Site No. 13, "Garden" is proposed to be reinstated as per the plan published under Section 26.
EP-6	Site No.14	Shopping Centre	Deleted and included in Residential Zone.	Site No.14 is proposed to be reinstated and designated as "Shopping Centre" to "Shopping Centre and Vegetable Market".

EP-7	Site No.15	High School & Play Ground	Part area of site is deleted.	Site No. 15, "High School and Play Ground" is proposed to be reinstated as per the plan published under Section 26.
EP-8	Site No.16	Site & Services	Deleted and included in Residential Zone.	Site No.16, "Site & Services" is proposed to be reinstated as per the plan published under Section 26.
EP-9	Site No.17	Play Ground	Primary School & Play Ground.	Site No.17, "Play Ground" is proposed to be reinstated as per the plan published under Section 26.
EP-10	Site No.18	Primary School	Deleted and included in Residential Zone.	Site No. 18, "Primary School" is proposed to be reinstated as per the plan published under Section 26.
EP-11	Site No.19	Shopping Centre	Deleted and included in Residential Zone.	Site No.19, "Shopping Centre" is proposed to be deleted and included in Residential Zone.
EP-12	Site No.20	Library	Deleted and included in Residential Zone.	Site No.20, "Library" is proposed to be reinstated as per the plan published under Section 26.
EP-13	Site No.21	Primary School	Deleted and included in Residential Zone.	Site No.21, "Primary School" is proposed to be reinstated as per the plan published under Section 26.
EP-14	Site No.21A	Play Ground	Primary School & Play Ground	Site No.21A, "Play Ground" is proposed to be reinstated as per the plan published under Section 26.
EP-15	Site No.22	Primary School	Deleted and included in Residential Zone.	Site No.22 is proposed to be reinstated and designation of this Site is changed from "Primary School" to "Children's Play Ground".
EP-16	Site No.24	Shopping Centre	Deleted and included in Residential Zone.	Site No.24 is proposed to be reinstated and designation of this Site is changed from "Shopping Centre" to "Shopping Centre and Vegetable Market".
EP-17	Site No.25	Play Ground	Play Ground.	Land under reservation from S.No.187 (which is on eastern side of this Site) is proposed to be deleted from reservation and included in

EP-18	Site No.26	Primary School	Deleted and included in Residential Zone.	Residential Zone as shown on republished plan. Site No. 26, "Primary School" is proposed to be deleted and included in Residential Zone.
EP-19	Site No.27	Primary School	Deleted and included in Residential Zone.	Site No.27, "Primary School" is proposed to be reinstated as per the plan published under Section 26.
EP-20	Site No.28 (S. No.183 (pt) of Shahada)	MSWHC (Maharashtra State Ware Housing Corporation)	Deleted and included in Residential Zone.	As per EP-3 i.e. due to Existing Canal Alignment, the part area under Site No.28 is shown as "Existing Canal Alignment" and remaining area is reinstated for "MSWHC".
EP-21	Site No.29	Shopping Centre	Deleted and included in Residential Zone.	As per EP-3 i.e. due to Existing Canal Alignment, the area under Site No.29 is proposed to be shown as follows :- (a) land under reservation to the East of Canal Alignment is proposed to be reserved for Parking, (b) land under reservation to the West of Canal Alignment is proposed to be deleted and included in Residential Zone.
EP-22	Site No.30	Parking	Deleted and included in Residential Zone.	As per EP-3 i.e. due to Existing Canal Alignment, the area of Site No.30 is proposed to be shown as follows : (a) land under reservation to the East of Canal Alignment is proposed to be reserved for Parking, (b) land under reservation to the West of Canal Alignment is proposed to be deleted and included in Residential Zone.
EP-23	Site No.31	Garden	Deleted and included in Residential Zone.	Site No.31, "Garden" is proposed to be reinstated as "Garden".

EP-24	Site No.32	Shopping Centre	Deleted and included in Residential Zone.	Site No.32 is proposed to be reinstated and designation of this Site is changed from "Shopping Centre" to "Health Centre".
EP-25	Site No.36	Garden	Deleted and included in Residential Zone.	Land under reservation from Site No.36, "Garden" is proposed to be deleted and included in Residential Zone.
EP-26	Site No.38	Shopping Centre	Deleted and included in Residential Zone.	Site No.38, "Shopping Centre" is proposed to be reinstated as per the plan published under Section 26.
EP-27	Site No.39	Shopping Centre	Deleted and included in Residential Zone.	Site No. 39, "Shopping Centre" is proposed to be reinstated as per the plan published under Section 26.
EP-28	Site No.40	Play Ground	Part Site is deleted and included in Residential Zone.	Site No. 40, "Play Ground" is proposed to be reinstated as per the plan published under Section 26.
EP-29	Site No.43	Play Ground	Part Site is deleted and included in Residential Zone.	Site No. 43, "Play Ground" is proposed to be reinstated as per the plan published under Section 26.
EP-30	Site No.45	Burial Ground	Burial Ground for Mahanubhav Panth.	Site No.45 is proposed to be reserved for "Burial Ground".
EP-31	Site No.55	Agriculture Zone	Part Site of MSWHC (Site No.51)	As per EP-2, the area of this Site is reduced. The land under this Site is proposed to be included in Agriculture Zone.
EP-32	S.No 47 (pt), 48(pt), 50(0t), 52(pt), 57(pt) of Maloni	Agriculture Zone	Residential Zone	The land under S.No. 47 (pt), 48(pt), 50(0t), 52(pt), 57(pt) of Maloni is proposed to be included in Agriculture Zone.
EP-33	(i) S.No.70 (C)	Existing Mission Primary School	Burial Ground	Existing Burial Ground is proposed to be shown on republished plan.
			Deleted and included in Residential	Land under S.No. 70 (D) which is shown as

	(ii) S.No.70 (D)	Existing Burial Ground	Zone.	Existing Burial Ground as per plan published under Section 26 is proposed to be shown as Public-Semi public Zone.
EP-34	12 mt. wide road	Residential Zone	Residential Zone	12 mt. wide D.P. road is to be proposed as shown on plan near northern boundary of S.No.204.
EP-35	D.P. road	20 mt. wide East-West D.P. road in between Site No.31 & 32.	15 mt. wide D.P.road with change in alignment (as per modification made by Municipal Council, M-36)	The road width of proposed alignment is as per submitted plan is proposed to be 20 mt. wide as shown on plan.

<b>PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES :-</b>				
1	2	3	4	
EP-36	---	----	---	<p>1) Following New Rule is added as Rule No.19.3.2 after Rule No.19.3.1 :-</p> <p><b>Rule No.19.3.2 :-</b> Whereas as the permissible built up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of Telephone Connectors free of FSI as per the requirement of Department of Telecommunication or the companies authorised on that behalf but not exceeding 20 sq.mt. in any case. However, if the permissible built up area is not consumed, such benefit of treating it free of FSI shall not be operated.</p> <p>2) Following New user shall be allowed to be permitted in layout open space under Rule No.19.2 "Creche " (A nursery for infants)</p> <p>3) Sub-Rule No.20.3.2 b is proposed to be amended as follows :-</p> <p><b>Amended Sub-Rule No.20.3.2.b :-</b> The plinth area of mercantile/commercial building shall not be more than 1/3<sup>rd</sup> of the plot area and the height of the building shall be Ground + 2 floors or stillt + 3 floors.</p> <p>4) Following New Sub-Rule No.20.3.2.c is proposed to be added after Sub-Rule No.20.3.2.b. <b>Amended Sub-Rule No.20.3.2.c :-</b> The maximum permissible FSI for mercantile/commercial building shall be 1.00.</p> <p>5) Following New Sub-Rule is proposed to be added in Rule No.20.3.3.</p> <p><b>Sub-Rule No.20.3.3.(a) :-</b> For any of the above type of buildings built up area on all floors shall not exceed the net plot area.</p>

6) Following new item is proposed to be added after Rule No.5.1 (e) (xi)	
<p><b>5.1. (e) (xii) :-</b> Give particulars of the parking provided and required under Regulation No.21.</p> <p>7) Rule No.9.4 is proposed to be deleted.</p> <p><b>8. New Rule No.G-8.1 :-</b> The lands of the Government/Semi government/Public Institutions which are included in Public-Semi public Zone, commercial use shall be allowed subject to following conditions :-</p> <ul style="list-style-type: none"> <li>(i) Maximum 15% of existing built up area may be allowed for commercial purpose.</li> <li>(ii) Commercial use shall be permitted along the road side.</li> <li>(iii) Separate access shall be required for both the uses (Public-Semi public and Commercial use).</li> <li>(iv) Basement shall not be permitted.</li> <li>(v) Opening on rear side facing towards remaining premises shall not be allowed (closed by dead wall).</li> </ul>	
<b>9. NEW REGULATIONS IN DEVELOPMENT CONTROL RULES</b>	
<p>(i) <b>Regulation for Information Technology Establishments :-</b> Information Technology Establishments will be permitted subject to regulations mentioned in Appendix-R-3.</p> <p>(ii) Regulations for permitting commercial use on the lands in possession of Maharashtra State Road Transport Corporation (MSRTC) notwithstanding anything to the contrary in these regulations or the Development Plan /planning proposals shall be allowed to be developed for commercial use to the extent of 50% of the admissible FSI subject, however to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department's Regulation No. STC-3400/CR-148/TRA-1, dated 1<sup>st</sup> February 2001 as may be modified from time to time.</p> <p>(iii) <b>Solar Water Heating System :-</b> No.DCR-1094/2829/UD-11, dated 19.9.1995.</p> <p>(iv) <b>Barrier Free Entrance for Physically Handicapped Persons :-</b> No.TPB/43/2001/1829/CR-216/2001/UD-11, dated 25.2.2002.</p> <p>(v) <b>LPG Godown In No Development Zone :-</b>No.TPS-1197/319/CR-108/97/UD-9, dated 17.7.1997</p> <p>(vi) <b>Rain Water Harvesting :-</b>No.TPB-432001/2133/CR-23001/UD-11, dated 10.3.2005.</p> <p>(vii) <b>Room for Electric Equipment of Cellular Mobile Telecommunication System :-</b> No.TPS-1699/3.7.1999 (sine max2 am2)</p>	

10) नगरपरिषद हद्दीत असलेले औद्योगिक वापर पूर्णपणे बंद पडल्यानंतर अथवा बंद करून अन्यत्र नगरपरिषद हद्दीबाहेर स्थानांतरित केले जाणार असल्यास अशा जागांवर काही अटींवर रहिवास वापर अनुज्ञेय करण्याची तरतूद करणे योग्य होईल. यासाठी प्रमाणित विकास नियंत्रण नियमावलीत परिशिष्ट जी-५ नंतर खालील टोप समाविष्ट करावी.

**Note :-** The lands in Industrial Zone as mentioned in G-4 and G-5 above, are allowed to develop for residential user, if the owner so desires, the Chief Officer should be independently entertain development permission for residential use, subject to condition that there should be appropriate buffer open space of required width from the adjacent industrial boundary/zone, to be left within the land to be converted to residential use, with 10% amenity space.

### **REGULATIONS FOR DEVELOPMENT OF TOWN CENTRE RESERVATIONS.**

1) Following user shall be permitted individually or in group in this reservation as per the list given namely :- Shopping Centre, Cultural Hall, Library, Dispensary, Maternity Home, Parking, Garden, Gymnasium, Museum, Open Space, Swimming Pool, etc.

2) The benefit of accommodation reservation shall be available for this reservation subject to following condition :-

(i) Minimum 10% of total area of land shall be reserved as open space and this open space shall be handed over to Municipal Council, Shahada as per Rule No.19.3 of D.C.Rules.

(ii) Minimum 20% of total area of land shall be reserved as amenity space and this amenity space shall be handed over by land owner/developer to Municipal Council, Shahada free of cost.

(iii) Municipal Council shall develop necessary amenities in this land as and when required.

(iv) The remaining 70% of the total land shall be developed for the user as per the list given in (i) above independently or as shopping on ground floor and offices/residential uses on upper floors with adequate parking facility.

3) Permissible Builtup Area :- Total permissible built up area shall not exceed 1/3<sup>rd</sup> of the plot area.

4) Distance between any Two Buildings :- The distance between any two buildings shall not be less than 4.5 mt.

5) Internal Layout Roads :- Minimum width of layout internal roads shall be 12 mt.

*Manohar Bhargave*

(MANOHAR BHARGAVE)  
SECTION OFFICER.

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